

City Council Introduction: **Monday**, November 13, 2000
Public Hearing: **Monday**, November 20, 2000, at **1:30 p.m.**

Bill No. 00-205

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3204**, from R-3 Residential to P Public Use and from P Public Use to R-3 Residential, requested by the Director of Planning, on property generally located east of North 80th, North 81st and North 82nd Streets, between Leighton and Holdrege.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 11/01/00
Administrative Action: 11/01/00

RECOMMENDATION: Approval (7-0: Bayer, Carlson, Krieser, Newman, Taylor, Schwinn and Taylor voting 'yes'; Duvall and Hunter absent).

FINDINGS OF FACT:

1. The Planning staff recommendation to approve this change of zone request is based upon the analysis that the purpose of this application is to bring the zoning district boundaries into alignment with the platted lot lines.
2. This item was placed on the Consent Agenda of the Planning Commission on November 1, 2000, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 6, 2000

REVIEWED BY: _____

DATE: November 6, 2000

REFERENCE NUMBER: FS\CC\FSCZ3204

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: CHANGE OF ZONE NO. 3204

DATE: OCTOBER 20, 2000

PROPOSAL: The Director of Planning has requested changes of zone from R-3 Residential District to P Public Use District and from P Public Use District to R-3 Residential District generally along the westerly lot line of the Remaining portion of Outlot 'A,' Northern Lights 1st Addition

GENERAL INFORMATION:

APPLICANT: The Director of Planning
c/o The Lincoln-Lancaster County Planning Department
555 South 10th Street - Room 213
Lincoln, NE 68508
402-441-7491

CONTACT: Richard A. Houck, AICP
c/o The Lincoln-Lancaster County Planning Department
555 South 10th Street - Room 213
Lincoln, NE 68508
402-441-6373

LOCATION: Generally, east of North 80th, North 81st, and North 82nd Street, between Leighton and Holdrege.

REQUESTED ACTION: Changes of Zone from R-3 Residential District to P Public Use District and from P Public Use District to R-3 Residential District.

PURPOSE: To move the zone lines to match the platted lot lines.

LEGAL DESCRIPTION: See attached descriptions.

EXISTING ZONING: R-3 Residential District and P Public Use District.

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING: East of the existing P Public Use District is R-5 Residential District with apartment units approved under a community unit plan, which are currently under construction; further east B-2 Planned Neighborhood Business District and H-4 General Commercial which is undeveloped at this time. To the west are platted residential lots with R-3 Residential zoning with some dwellings constructed and some vacant land. To the north are existing residential dwellings with R-3 zoning. To the south is a B-2 Planned Neighborhood Business under construction.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the *Comprehensive Plan* indicates this area as Residential and Parks and Open Space.

HISTORY:

In December 1996, the City Council approved the preliminary plat of Regent Heights 1st Addition/Northern Lights along with the changes of zone reflected with the current district boundaries.

In 1999, the Council approved a revised preliminary plat of Northern Lights 1st Addition which relocated the line separating the lots and the park land.

Northern Lights 4th Addition was approved by the Planning Commission in August of 1999.

Northern Lights 5th Addition was approved by the Planning Commission in August of 1999.

Northern Lights 6th Addition was approved by the Planning Commission in December of 1999.

Northern Lights 7th Addition was approved administratively in December of 1999.

Northern Lights 3rd Addition was approved administratively July of 2000.

ANALYSIS:

1. This change of zone request is to bring the zoning district boundaries into alignment with the platted lot lines.

STAFF RECOMMENDATION:

Approval

Prepared by:

Richard A. Houck, AICP
Planner II
Planning Department

CHANGE OF ZONE NO. 3204

CONSENT AGENDA **PUBLIC HEARING & ADMINISTRATIVE ACTION** **BEFORE PLANNING COMMISSION:**

November 1, 2000

Members present: Bayer, Carlson, Krieser, Newman, Taylor, Schwinn and Steward.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3204; CHANGE OF ZONE NO. 3287; COUNTY SPECIAL PERMIT NO. 183 AND SPECIAL PERMIT NO. 1870, STEVENS CREEK RIDGE COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 00025, STEVENS CREEK RIDGE; COMPREHENSIVE PLAN CONFORMANCE NO. 00008, STREET & ALLEY VACATION NO. 00020 AND MISCELLANEOUS NO. 00009.**

Item No. 1.3a, County Special Permit No. 183; Item No. 1.3b, Special Permit No. 1870 and Item No. 1.3c, Preliminary Plat No. 00025, were removed from the Consent Agenda and scheduled for separate public hearing at the request of Commissioner Steward.

Newman moved to approve the remaining Consent Agenda, seconded by Schwinn and carried 7-0: Bayer, Carlson, Krieser, Newman, Taylor, Schwinn and Steward voting 'yes'; Duvall and Hunter absent.

Note: This is final action on Comprehensive Plan Conformance No. 00008, for a permanent conservation easement over approximately 0.10 acres of floodplain on property generally located at South 6th and H Streets.